

FIGURE 1

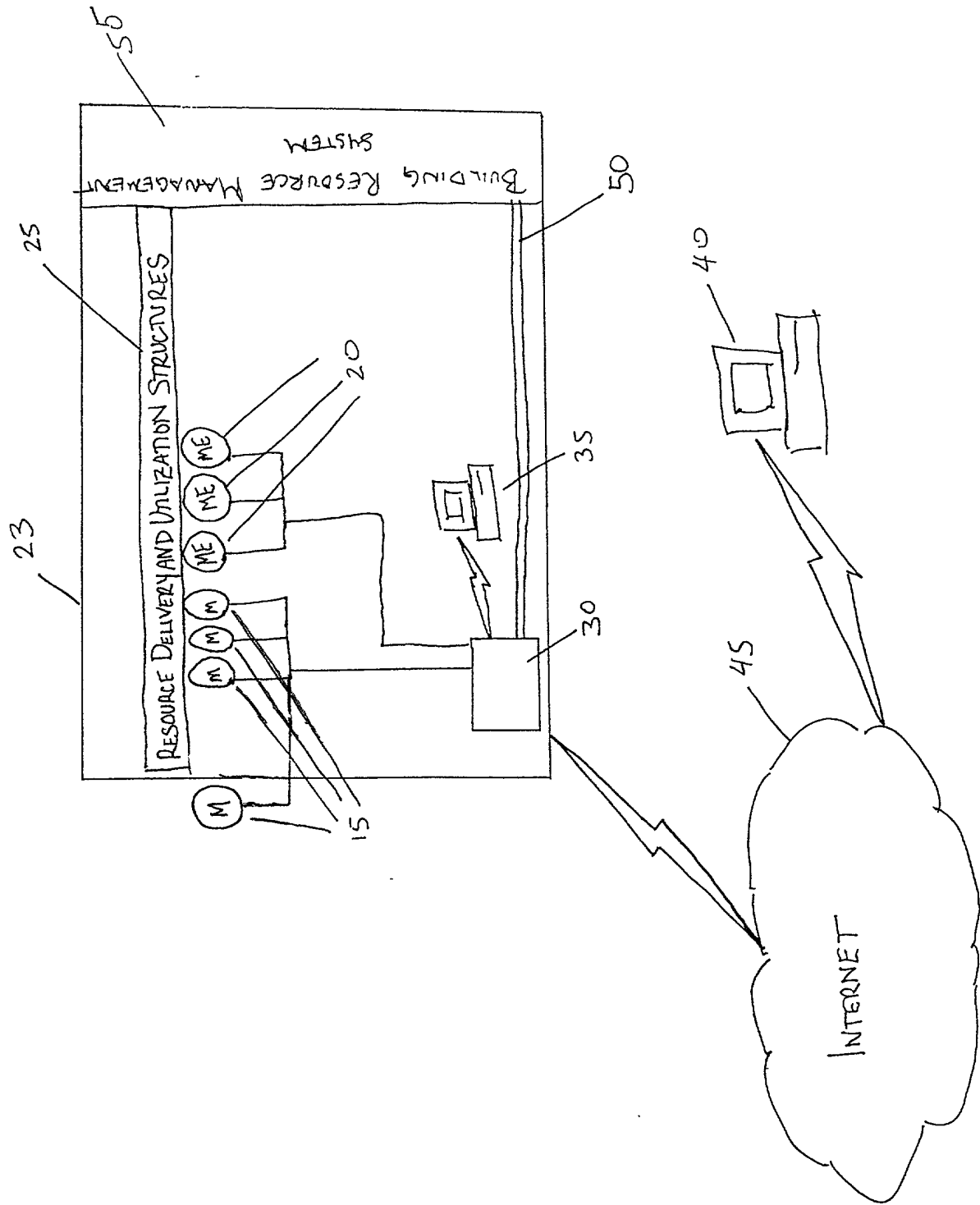


FIGURE 2

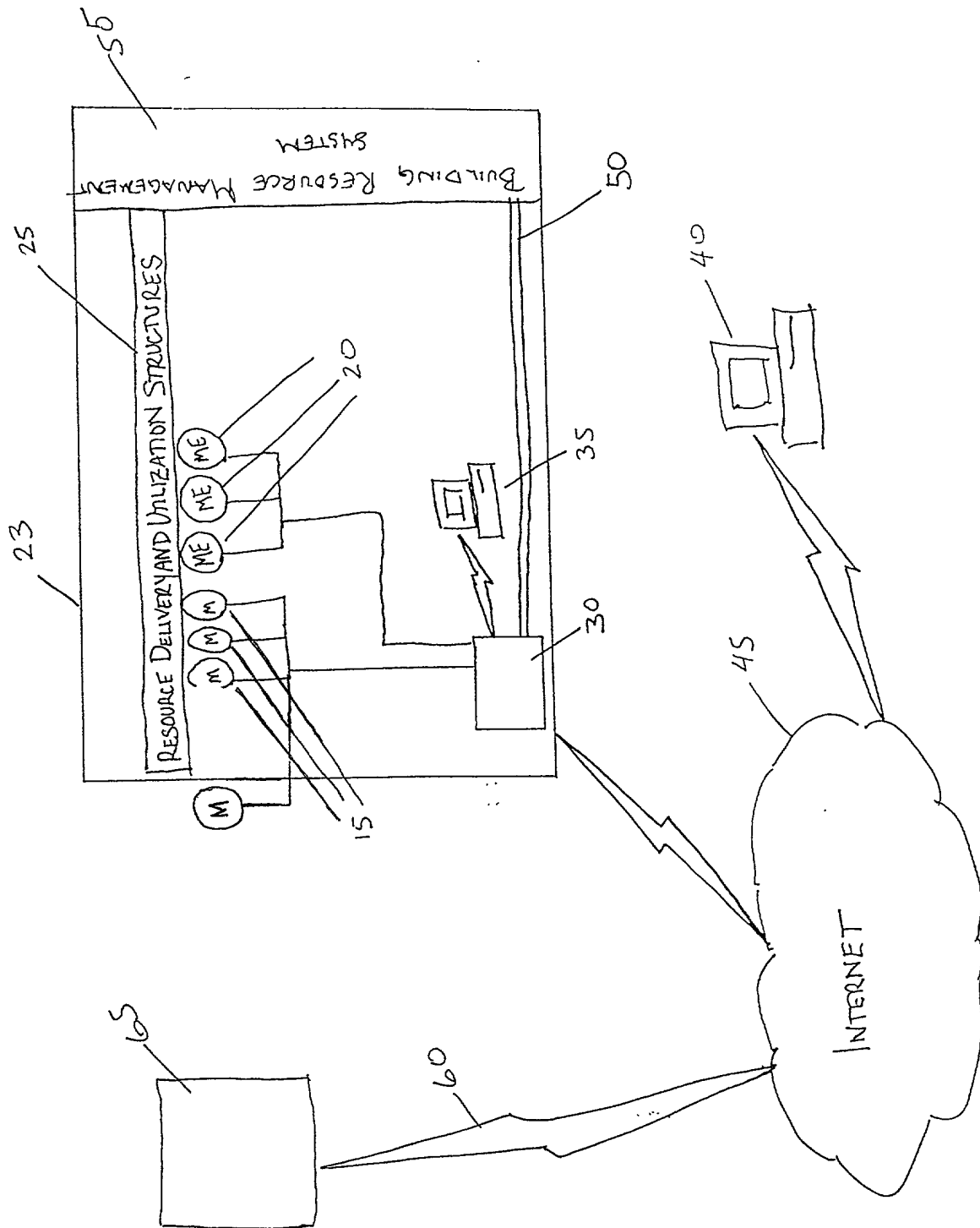


FIGURE 3

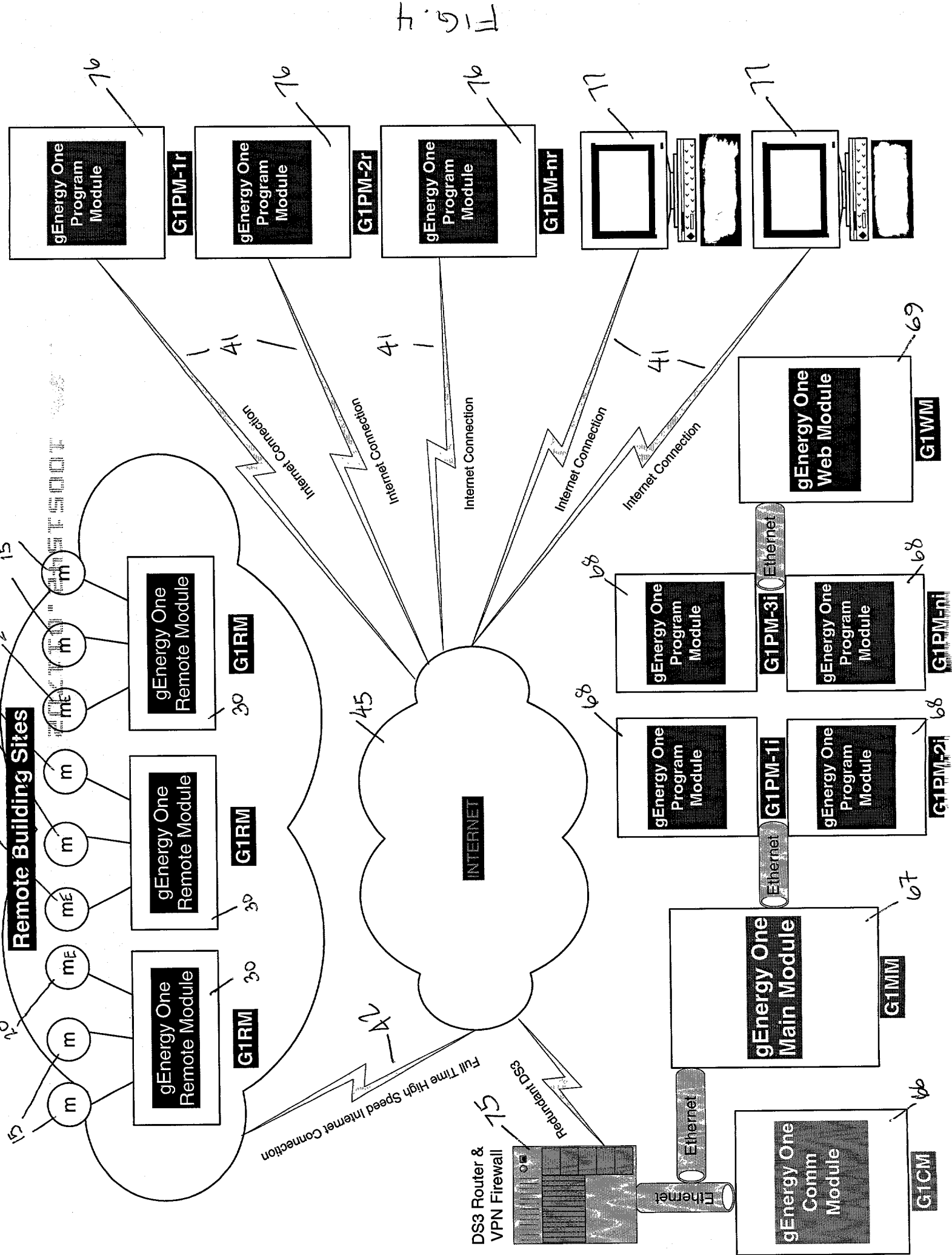


FIG. 4

- Ready Thrift — 210
- NY — 210
- Penn Plaza — 215
- Electric Rent Insurance — 220
- Power CHS Identification — 225
- Power Availability — 230
- Power Chart — 235
- Revenue Profile — 240
- Overall Time H/M/C — 245
- FLP — 250
- IFT — 255
- Master Services — 260
- Park Avenue
- West 3rd Street
- Broadway
- Broad Street
- Madison Avenue
- Madison Avenue
- Union Plaza
- Eastway
- Penn Plaza
- Third Avenue
- Park Avenue
- Womado Paddock
- Womado Paddock
- Womado Paddock

Tenant — 270 Meter — 275

0127054 EVER SECURITIES C-6715741

280 285 290

1 Penn Plaza

Printer Ready

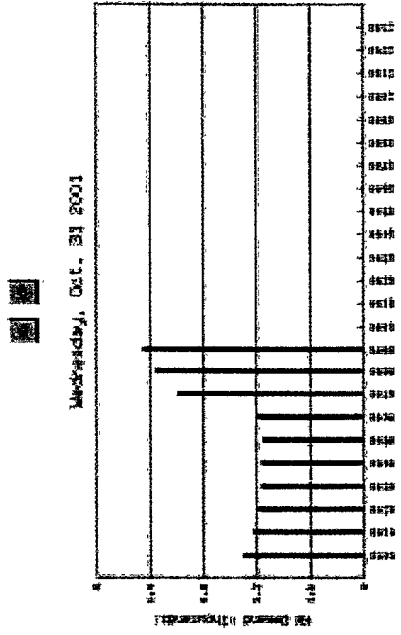


FIGURE 5

295

Date: 10/31/2001

Start Time: 00:00

End Time: 23:00

Graph Style: C Line

315

310

300

Peak Demand Consumption Table in Period: 11

Meter	Date	Time	KW	KWH
1 Penn Plaza	Oct 24 2001	1415	318	2179168.0

Peak Demand Consumption History Table

Period	Date	Time	KW	KWH
10	Sep 24 2001	1300	3086.6	3614418.0
9	Sep 10 2001	1500	3422.8	3956791.0
8	Jul 17 2001	1415	3422.8	4175279.0
7	Jun 14 2001	1600	3509.9	4195921.0
6	Jun 14 2001	1530	3425.3	3730286.0

USER: anthony

265

- Kernel Demo Properties
- Building A
 - Power Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Power Profile
 - Power Time (H/M)
 - Power Profile
 - Power
- Building B
 - Demo Profile
 - Power
- Power
- Power

COINED HD
CT3H44061634

COINED HD
CT3H44530371

SWBD

SWBD

SWBD

A

B

C

COINED
HD
CT3H44061634

39

30

Fig. 6

USER: data

Expand All

Collapse All



Load Management Profiles

Tenant

Meter

(012705A)

SECURITIES

Ceb715544

Building LMP

Meter LMP

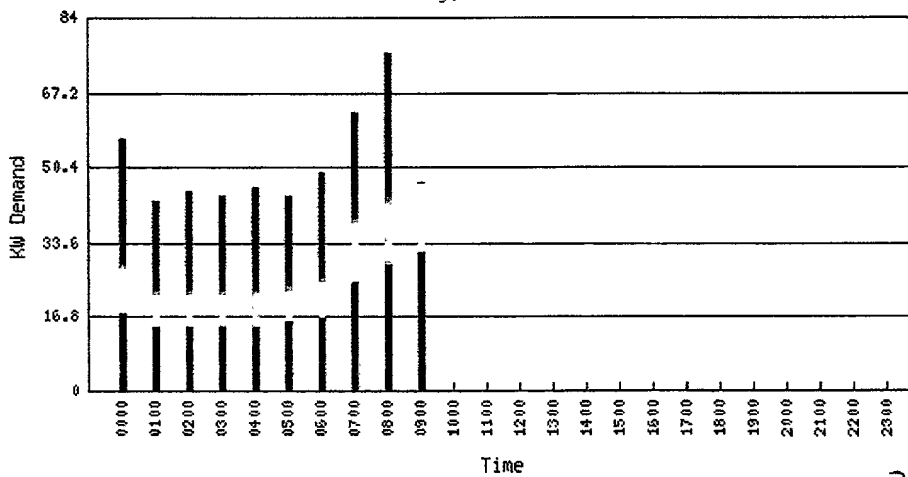
Aggregate LMP

Fig. 7

Penn Plaza

Printer Read

Tuesday, Jan. 15 2002



☒ Ceb715544
 ☒ Ceb715545
 ☒ Ceb715546
 ☒ Ceb715547
 ☒ Ceb715549
 ☐ Ceb715550
 ☐ Ceb5608
 ☐ Ceb5609
 ☐ Qad9533
 ☐ Qad9777
 ☐ Qad6260
 ☐ Qad6259

320

Date	Start Time	End Time	Graph Style
01/15/2002	00:00	23:00	<input type="radio"/> Line 315 <input checked="" type="radio"/> Bar 310
<input type="button" value="Submit"/>			<input type="button" value="Reset"/>

PeakDemand(s), Consumption Table in Period: 1

LeaseID	Date	Time	KW	KWH
58	Jan 07 2002	1500	52.8	26959

318

Consumption/PeakDemand(s) History Table

Period	Date	Time	KW	KWH
12	Dec 05 2001	1200	47.8	10391
11	Nov 02 2001	1500	49.4	27795
10	Sep 20 2001	1200	47.2	30049
9	Sep 11 2001	0800	46.2	24641
8	Jul 17 2001	0900	51.4	22823
7	Jun 19 2001	1100	49.0	27129
6	May 16 2001	1100	48.0	23976

Office Management LLC

Electric Rent Inclusion Management

Chooses a Building to show Tenants detail

Update as October 02, 2001

Yearly ERI Revenue \$15,687,716
 Monthly ERI Revenue \$1,288,976
 ERI sqft 4,211,087
 Average ERI \$/sqft \$3.70

#	Building Name	ERI Tenants	Yearly Revenue	Monthly Revenue	Tot Sqft	AVG \$/sqft
01	Penn Plaza	250	\$6,974,975	\$581,248	1,713,284	40.68%
02	Park Avenue	16	\$305,059	\$25,422	100,207	2.38%
15	7th Avenue	15	\$575,184	\$47,932	88,039	2.35%
17	Broadway	1	\$27,317	\$2,276	7,586	0.18%
20	Broad Street	15	\$723,888	\$60,332	226,391	5.38%
30	West 34th St	2	\$21,500	\$1,792	24,000	0.57%
33	Madison Avenue	14	\$187,577	\$15,631	56,372	1.34%
40	Fulton Street	8	\$139,507	\$11,626	37,429	0.89%
58	East 58 Street	118	\$1,417,473	\$118,123	430,672	10.23%
59	Madison Avenue	17	\$100,973	\$8,414	48,431	1.15%
64	Fifth Avenue	4	\$102,012	\$8,501	33,346	0.78%
88	UN Plaza	74	\$840,340	\$70,028	238,849	5.67%
71	Penn Plaza	27	\$804,187	\$67,015	233,445	5.54%
98	7th Avenue	90	\$1,861,180	\$155,098	399,105	9.48%
89	Fifth Ave.	1	\$26,300	\$2,192	8,484	0.20%
93	Penn Plaza	36	\$544,951	\$45,413	229,463	5.45%
99	Third Avenue	6	\$324,079	\$27,007	109,411	2.60%
9C	Park Avenue	19	\$811,104	\$67,592	215,599	5.12%

Fig. 8

- Veranda Realty Trust
- SW
- Penn Plaza
- Park Avenue
- West 34th Street
- Broadway
- Madison Avenue
- Madison Avenue
- UN Plaza
- Penn Plaza
- Broadway
- Penn Plaza
- Third Avenue
- Park Avenue
- Veranda Portfolio
- Load Management
- ERI Management Profile
- Cost Analysis

Update 10/02/01

USER: authority
 Export All - Category All



Realty Trust

NY

Penn Plaza

Load Management
ERI Management Profile

Power Grid Identification

Power Availability

Power Chart

Revenue Profile

Over Time HVAC

PLP Profile

IRI

Meter Services

Park Avenue

West 34th Street

Broadway

Broad Street

Madison Avenue

Madison Avenue

UN Plaza

Penn Plaza

Broadway

Penn Plaza

Third Avenue

Park Avenue

Portfolio

Utilities

(c) Genergy 2001

220

USER: anthony
Expand All Collapse All

Reload

Logout

Fig. 9

01	Penn Plaza	Total no. of ERI Tenants:	248
	C Management	Total of ERI sqft:	1,709,079
		Total of ERI Monthly Charge:	\$579,674
		Total of ERI Yearly Charge:	\$6,956,087
		AVG of ERI \$/sqft:	\$4.07

Tenant #	Tenant Name	Sqft	Monthly Charge	Yearly Charge	\$ / Sqft	Lease Exp. Date	Move Out Date
01 1535A	Reach LLC	1,984	\$696.00	\$8,352.00	\$4.21	4/30/2000	1/1/19C
01 4460A	Products Inc.	2,127	\$652.48	\$7,829.79	\$3.68	4/30/2004	
01 1640A	Computer Consult Inc.	2,412	\$698.75	\$8,385.00	\$3.48	10/31/1999	10/31/19S
01 2300A	P Inc.	32,318	\$12,189.69	\$146,276.28	\$4.53	4/30/2004	
01 3330A	Management Inc.	2,768	\$802.20	\$9,626.40	\$3.48	10/31/2004	
01 3330B	Management Inc.	1,071	\$307.91	\$3,694.92	\$3.45	10/31/2004	
01 3100A	F Leasing LLC	27,016	\$8,793.39	\$105,520.68	\$3.91	10/31/2013	
01 4745A	Services Inc	12,567	\$4,703.97	\$56,447.64	\$4.49	1/31/2005	

Tenant #	Date Event	% Rate	% MAC	Charge	Note
01 1535A	5/1/2000	22.02%	0.00%	\$696.00	New monthly Charge
01 1535A	5/1/2000	22.02%	0.00%	\$502.40	4 month retro charge

Realty Trust

- ☐ NY
- ☐ Penn Plaza
- ☐ Park Avenue
- ☐ Broadway
- ☐ Broad Street
- ☐ Madison Avenue
- ☐ Load Management
- ☐ Electric Rent Inclusion
- ☐ Power Grid Identification
- ☐ Revenue Profile
- ☐ PLP
- ☐ Meter Services
- ☐ UN Plaza
- ☐ Penn Plaza
- ☐ Broadway
- ☐ Penn Plaza
- ☐ Third Avenue
- ☐ Park Avenue
- ☐ Portfolio

(c) Genergy 2001

USER: anthony



Fig. 10



DATE	12/12/01
TIME	10:00 AM
USER	anthony
PROJECT	NYC
FILE	NYC_12/12/01

0762

- General Demo/Procedures
- Building A
 - Power Management Profile
 - Power Grid Identification
 - Power Analysis
 - Power Chart
 - Power Profile
 - Power Time History
 - Power Profile
 - Power
- Building B
 - Load Management
 - Power Grid Identification
 - Power Analysis
 - Power Chart
 - Power Profile
 - Power Time History
 - Power Profile
 - Power
- Demo Profile
- Data
- Demo Profile

Not
0:34

Not
1:50

Not
0:22

Not
0:54

FIG. 12

USER: demo
Expanded All
Collapse All



- Building Demo Properties
- Building A
 - Power Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Power Profile
 - Power Time H/W
 - PLP Profile
 - QPR
- Building B
 - Load Management
 - Power Grid Identification
 - Quality Service
- Building C
 - Power Profile
- Utilities
 - Power Profile

2001/1	112,189	113,309	584	455	1,140	0.00
2001/2	113,309	114,355	629	418	1,048	4.00
2001/3	114,355	115,803	689	452	1,148	4.00
2001/4	115,803	116,525	613	408	1,022	4.00
2001/5	116,525	117,353	603	335	838	4.00
2001/6	117,353	118,222	616	344	869	4.00
2001/7	118,222	118,828	564	242	808	3.00
2001/8	118,828	119,300	301	221	552	4.00
2001/9	119,300	119,354	344	230	574	4.00

Fig. 13

3330108A. MARK STATIONARIES

	2001/1	\$287.95	\$7.56	0.00%	\$18.00	\$25.05	\$302.95

Fig. 14

USER: demo
Approved MS College Jul

WAGE
UNIT

Reality Trust

- ☐ NY
- ☐ Penn Plaza
- ☐ Park Avenue
- ☐ Broadway
- ☐ Broad Street
- ☐ Madison Avenue
- ☐ Load Management
- ☐ Electric Rent Inclusion
- ☐ Power Grid Identification
- ☐ Revenue Profile
- ☐ PLP
- ☐ Meter Services
- ☐ UN Plaza
- ☐ Penn Plaza
- ☐ Broadway
- ☐ Penn Plaza
- ☐ Third Avenue
- ☐ Park Avenue
- ☐ Portfolio
- ☐ (c) Genergy 2001

Date
10/31/2001

Time
00:00:01

VOLT A	121.20	VOLT A-B	210.80
AMP A	15.73	KW A	1.79
KVAR A	.24	PF A	.9400
VThd A %	2.80	AThd A %	27.60
VOLT B	121.20	VOLT B-C	208.60
AMP B	6.97	KW B	.61
KVAR B	.02	PF B	.7200
VThd B %	2.40	AThd B %	65.10
VOLT C	120.80	VOLT C-A	209.30
AMP C	2.42	KW C	.21
KVAR C	.06	PF C	.4400
VThd C %	2.70	AThd C %	32.40
KW ABC	2.62	KVARL	.33
KVARC	.00	ABC	
ABC		PF ABC	.9000
COS ABC	1.00	Freq. Hz.	60.00
KWH ABC	7925.83	KVARLH	2034.15
KVARCH		ABC	
ABC		KVA ABC	2.87
		DEMAND	2.72

USER: anthony

Reload

Log Off

Fig. 15



Your Building - MEP Upgrade

Construction Drawings as of February 14, 2001

550

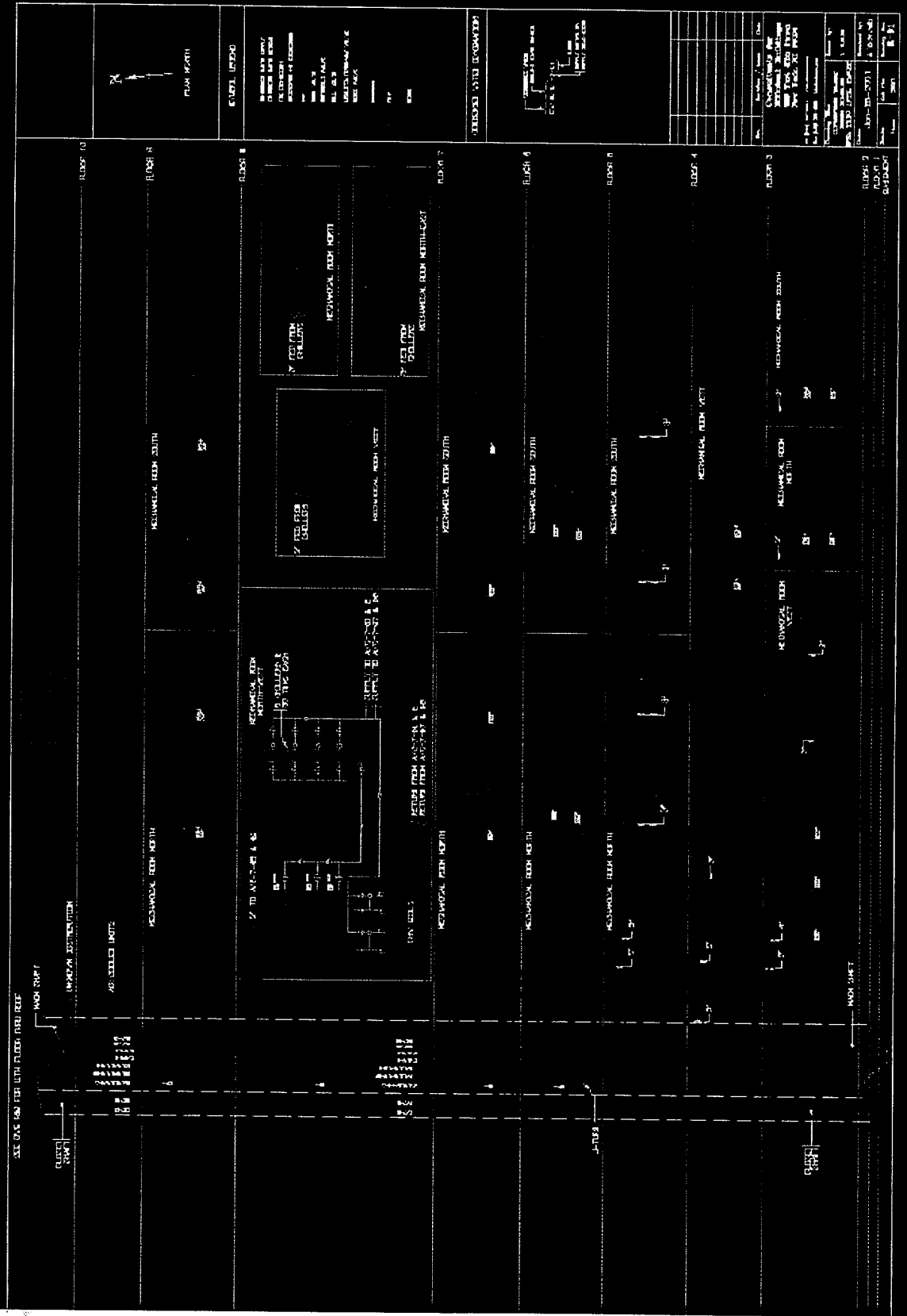
ELECTRICAL	MECHANICAL
E1 - Electric Service to Floors 8-9-10-12	M1 - Condenser Water Piping Riser Diagram
E2 - Sub-Basement Electrical Plan	M2 - CWP - Basement Plan
E3 - Electrical plan Basement	M3 - CWP - 4th Floor Plan
E4 - 7th Floor electrical Plan and details	M4 - CWP - 12th Floor Plan (typ of 8,9,10,12)
E5 - Electric closet Plans	M5 - CWP - 16th Floor Plan
E6 - Mechanical room Feeders	M6 - CWP Roof
E7 - Electrical Roof Plan	M7 - Mechanical Details #1
PLUMBING	M8 - Mechanical Details #2
P1 - Domestic Water Riser	M9 - Mechanical Details #3
P2 - Drain Vent Riser	M10 - Mechanical Schedules
P3 - Sub Basement Plan	
P4 - Basement Plan	
P5 - 4th floor Plan	
P6 - 16th floor Plan	
P7 - Mechanical schedule	

SPECIFICATIONS

Figure 16

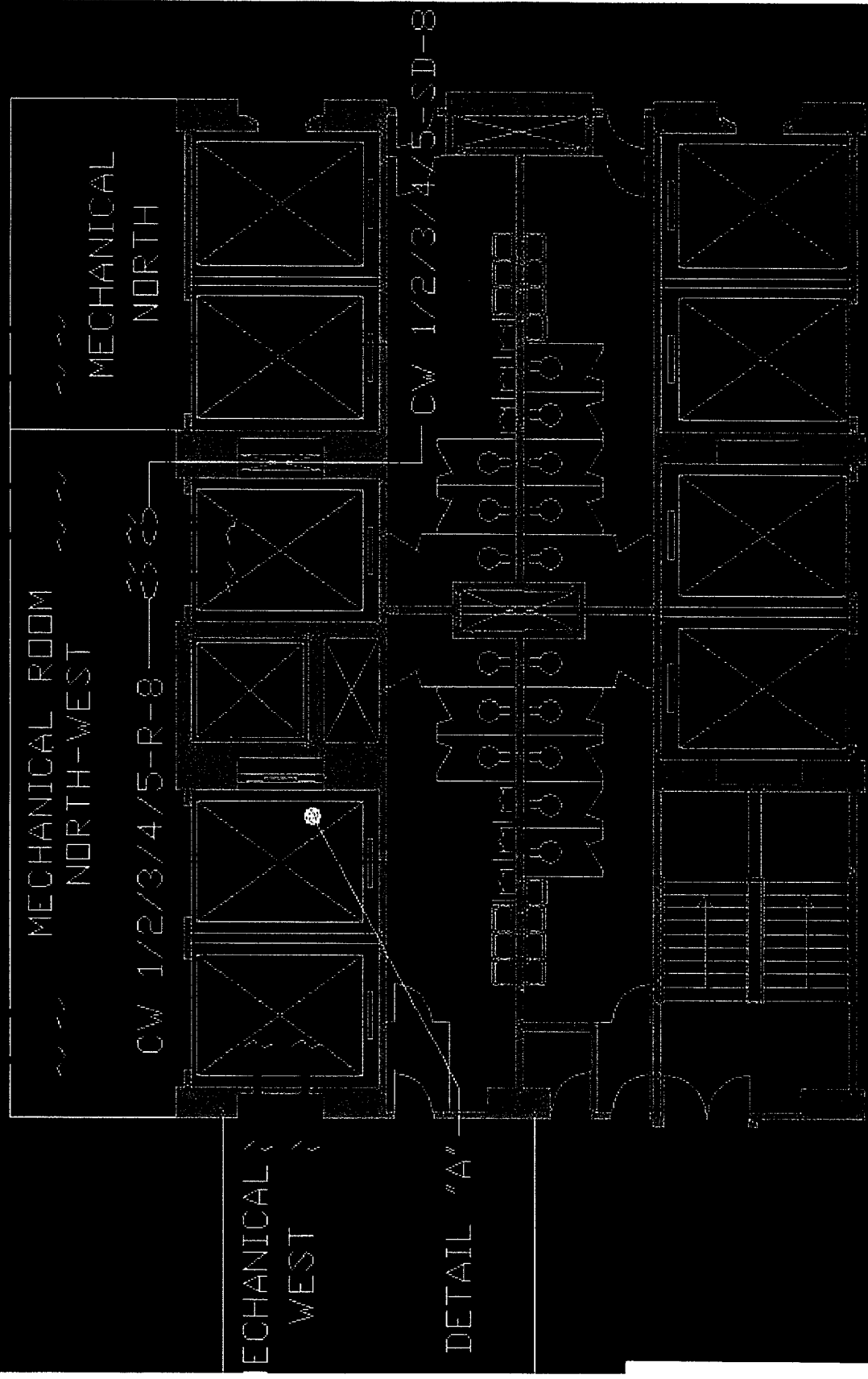


Fig 17





GENERGY



19
Feb

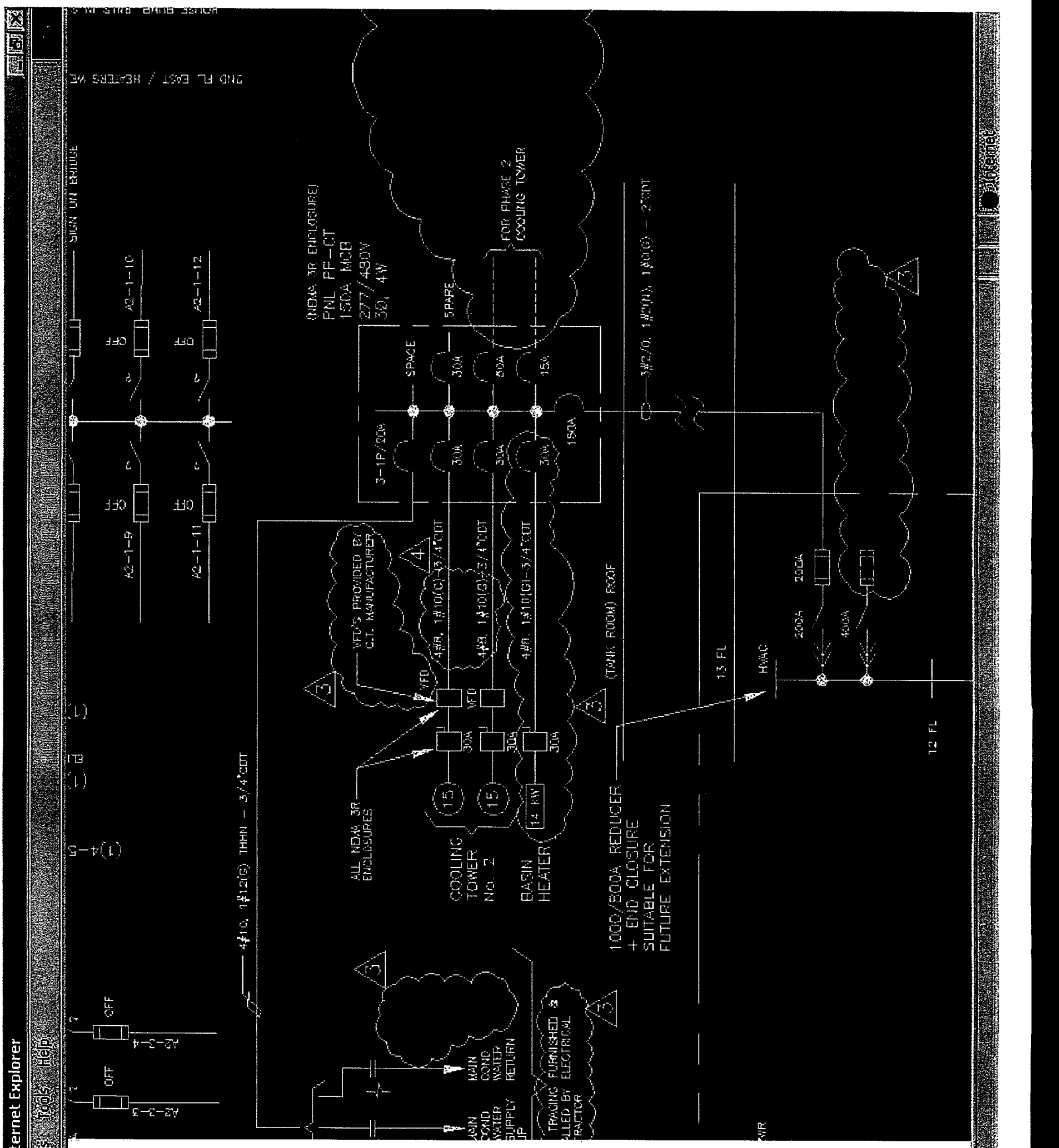
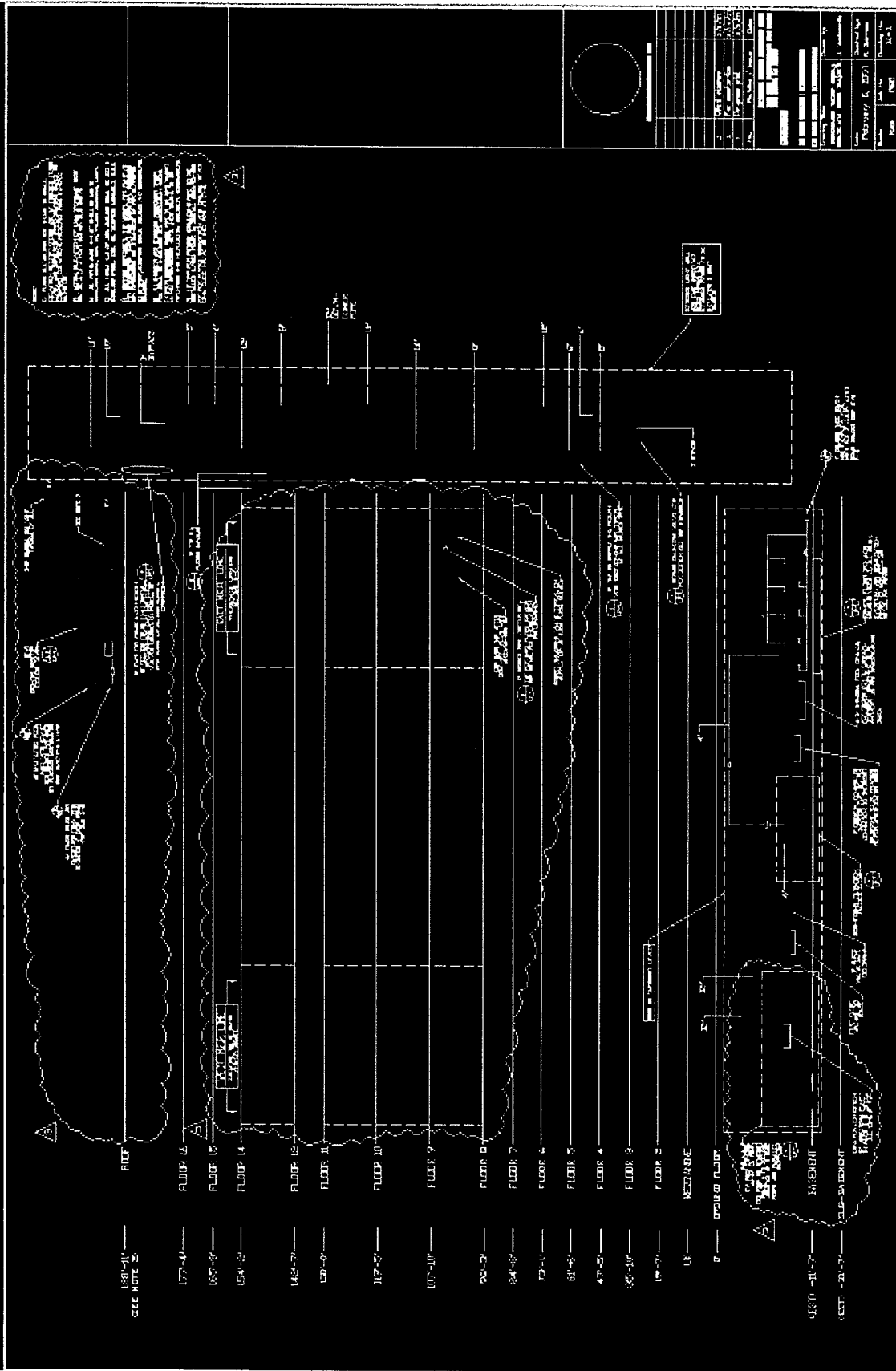


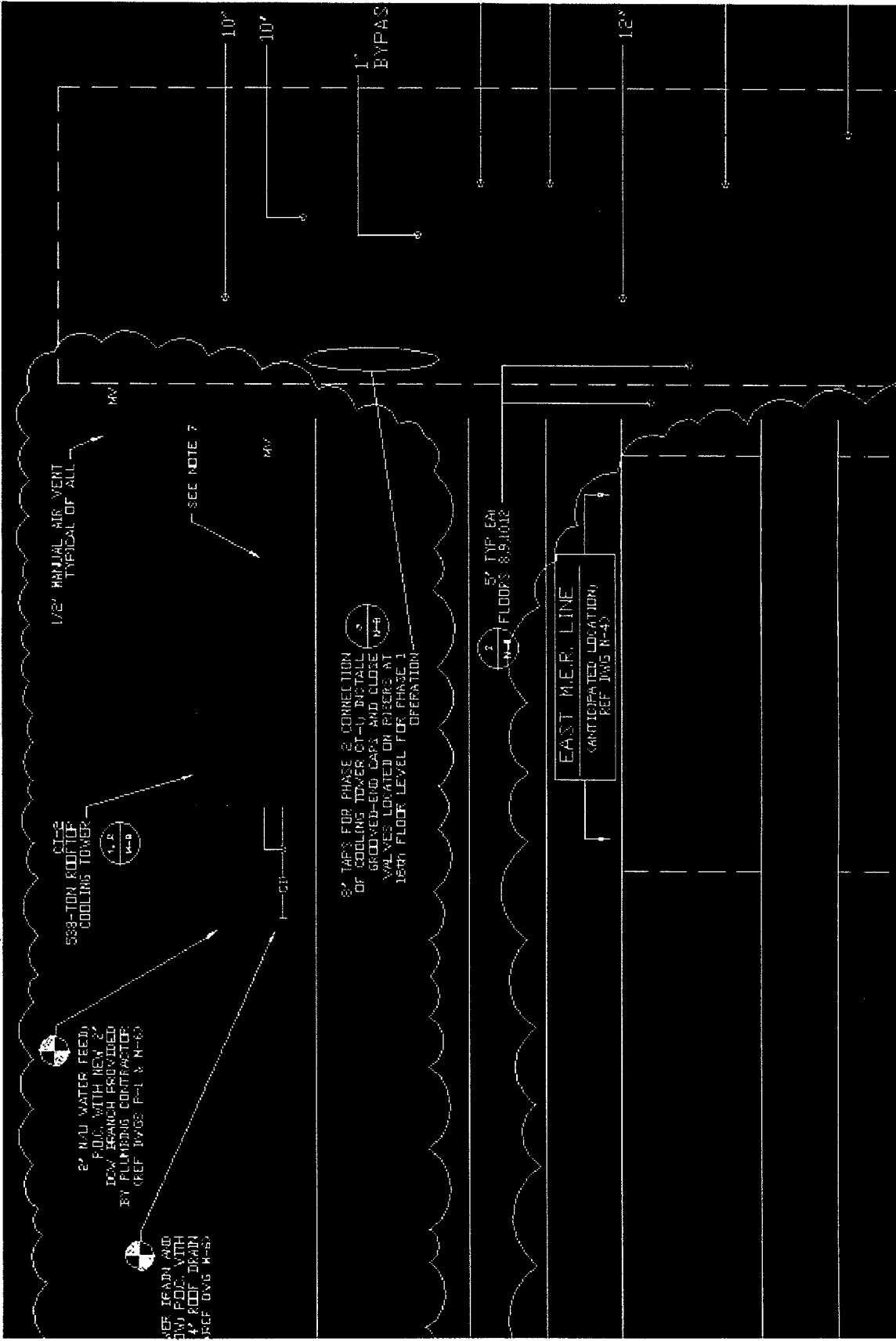
Fig. 21





GENERGY

FIG. 23



20210724151500T

565

560

570

585

590

595

2nd Floor

Hour of Switch	Floor served	Area served (Sq ft)	Fuse Amps (Amps)	Connected Load (W6-Sq ft)	Available Capacity (Amps)	Power available (W6-Sq ft)
A 1 25	1000V thru 25th	1210,384	500.0	0.3	400.0	
B 4 1	2nd thru 11th	680,352	1200.0	1.2	900.0	
C 1 17	2nd thru 34th	1422,421	1800.0	0.9	1400.0	
D 3 1	2nd thru 11th	680,352	1200.0	1.2	900.0	
E 1 17	2nd thru 34th	1422,421	2500.0	1.2	2000.0	
F 1 17	2nd thru 34th	1422,421	1800.0	0.9	1400.0	
G 1 1	1000V thru 11th	736,759	800.0	0.7	840.0	
H 4 1	2nd thru 11th	680,352	600.0	0.6	400.0	
I 4 1	1st thru 11th	736,759	1200.0	1.1	900.0	
Total power available						6.5 W6-Sq ft

575

580

598

597

Please use your browser to go back

Legend
High Voltage Bus
Low Voltage Bus
Notes
Not for Tenant use
Improper Feeder

Page 6 of 68

Fig-24

- NY
- Ready/Trust
- Penn Plaza
- Load Management
- Electric Reconfiguration
- Power Outage Protection
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP
- IFB
- Water Services
- Pain Analysis
- West 23rd Street
- Broadway
- Broad Street
- Madison Avenue
- Madison Avenue
- Penn Plaza
- Broadway
- Penn Plaza
- Third Avenue
- Park Avenue
- Penn Plaza
- Load Management
- Electric Reconfiguration
- Cost Analysis
- GO Strategy 2007

USER: anthony

Printed: 11/11/07
Page 68

Penn Plaza

Power Availability Chart

615

625 630

■ Tenant ■ Landlord

W/sq.ft.

14

12

10

8

6

4

2

0

Sub Cellar

Cellar

2nd

4th

6th

8th

10th

12th

14th

16th

18th

20th

22nd

24th

26th

28th

30th

32nd

34th

36th

38th

40th

42nd

44th

46th

48th

50th

52nd

54th

56th

Floor name

620

610

Fig. 25

MONTHLY ELECTRICAL REVENUE & EXPENSE PROFILE PENN PLAZA

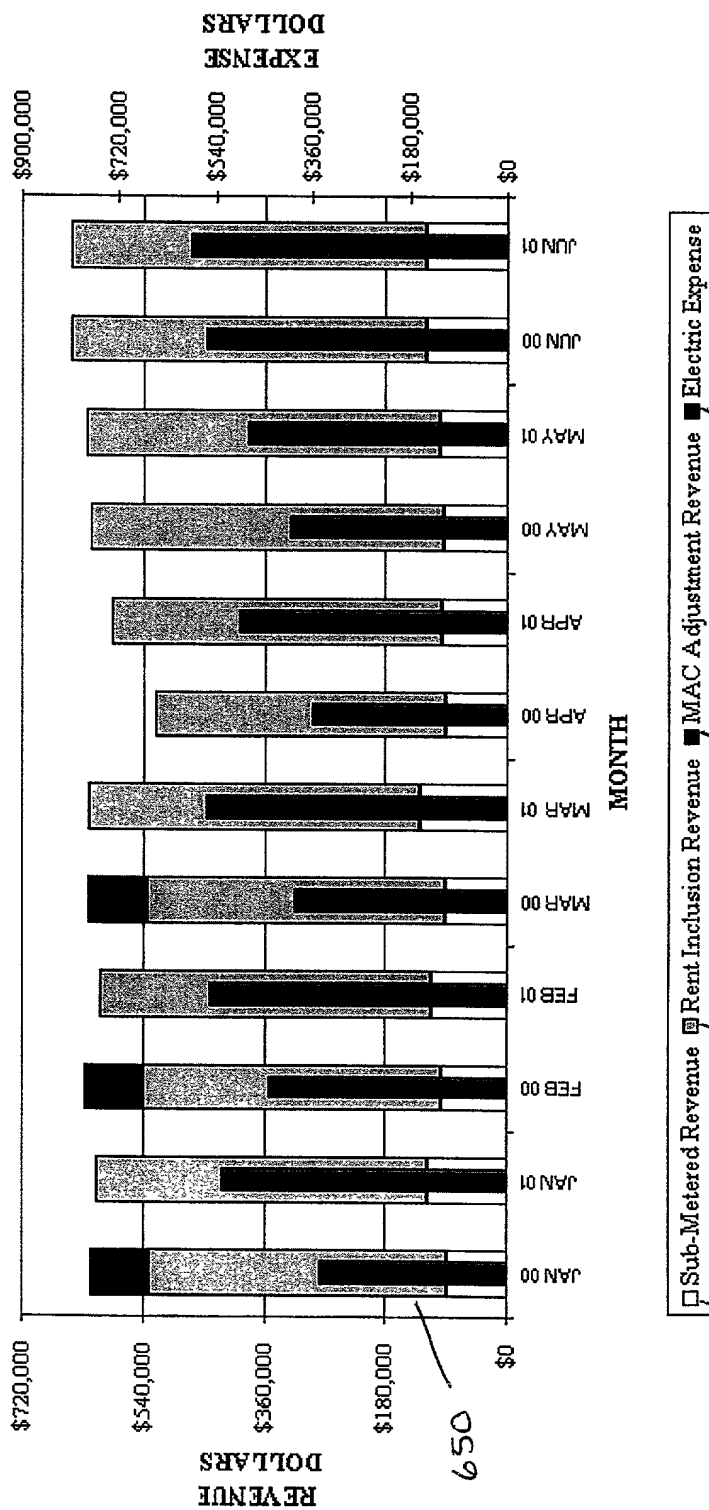


Fig 26

PENN PLAZA

HOURLY OVERTIME COOLING

All Floors

ELECTRIC:

KWHR: 2888 @ \$ 0.06139	\$177.29
-------------------------	----------

— 700

STEAM:

MLBS: 32.3 @ \$10.46	\$337.86
----------------------	----------

— 710

WATER:

6240GPM x60Min.x2%Evap=7488 Gallons/748= 10.01 CCF @ \$3.37	\$ 33.73
--	----------

— 715

REPAIRS & MAINTENANCE:

\$527,000 Per Annum = 3440 Hours Per Annum	\$153.20
---	----------

— 720

LABOR:

One Engineer Per Hour:	\$ 97.50
------------------------	----------

— 725

TOTAL COOLING PER HOUR:

\$ 799.58

Fig 27

755

760

765 New York NY 10019

770

785

780

785

790

795

798

800 750

Fig. 28

Peak Total

117

- Peak Plaza
- Load Management
- Electric Refrigeration
- Power Distribution
- Power Analysis
- Power Plant
- Reactive Power
- Over Time Power

CLIENT Ready Group Inc

ADDRESS Penn Plaza

PREMISES Common Area

111

Water Service

Peak Avenue

West 3rd Street

Brooklyn

Broad Street

Madison Avenue

Madison Avenue

UN Plaza

Peak Plaza

Brooklyn

Peak Plaza

Third Avenue

Peak Avenue

111

Peak Plaza

Load Management

Electric Refrigeration

Power Analysis

Power Plant

Reactive Power

Over Time Power

Consolidated Edison 80-4 II Rate in effect January 2009

UTILITY RATE

ENERGY

On-Peak Kwhr

Off-Peak Kwhr

DEMAND

KW

FUEL ADJUSTMENT

Kwhr

Sub-Total

GROSS RECEIPT TAX

Sub-Total

SALES TAX

TOTAL COST FOR

CHARGE PER MONTH:

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

\$1,500.00

Infrared Radiometer Inspection

LP-9-B	9 th FL "B" EC
LP-10-B	10 th FL "B" EC
MCC-D	12 th FL Motor Control Center
PP-21B-3	25 th FL Elevator #25

Fig. 29

Ready Trust

☐ Penn Plaza
☐ Load Management
☐ Electric Restriction
☐ Power Grid Distribution
☐ Power Availability
☐ Power Chart
☐ Revenue Progn
☐ Over Time Hvac
☐ PLP

☒ Meter Services
☐ Park Avenue
☐ West 34th Street
☐ Broadway
☐ Broad Street
☐ Madison Avenue
☐ Madison Avenue
☐ UN Plaza
☐ Penn Plaza
☐ Broadway
☐ Penn Plaza
☐ Third Avenue
☐ Park Avenue
☐ Grand

☐ Load Management
☐ Electric Restriction
☐ Cost Analysis

60 Oct/Nov/2001

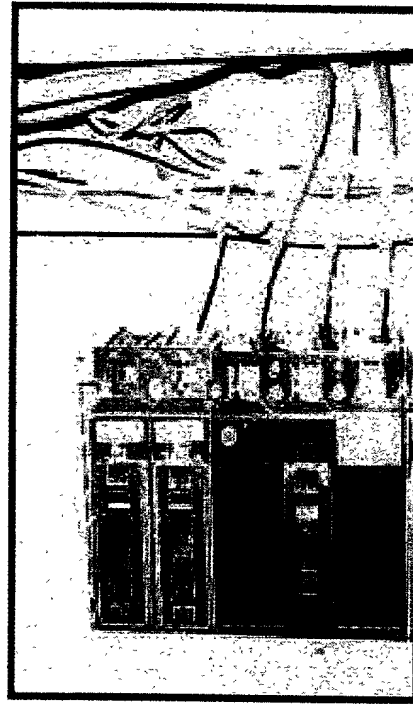
USER anthony

☐ Power
☐ Restriction

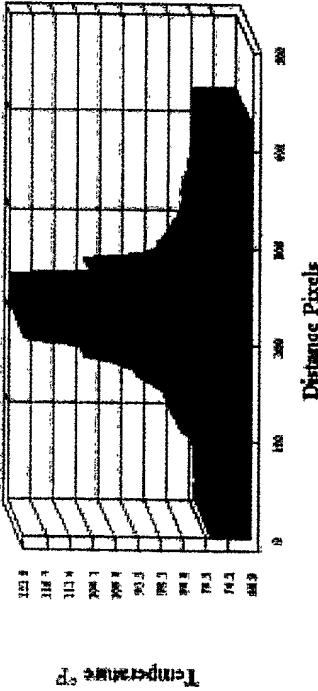
1. Facility Trust

- 2. E-PP
- 3. E-PP
- 4. Penn Plaza
- 5. Load Management
- 6. Electric Rate Inclusion
- 7. Power Grid Identification
- 8. Power Availability
- 9. Power Chart
- 10. Revenue Profile
- 11. Over Time HMC
- 12. PUP
- 13. Meter Services
- 14. Park Avenue
- 15. West 34th Street
- 16. Broadway
- 17. Broad Street
- 18. Madison Avenue
- 19. Madison Avenue
- 20. Penn Plaza
- 21. Broadway
- 22. Penn Plaza
- 23. Third Avenue
- 24. Park Avenue
- 25. Park Avenue
- 26. Penn Plaza
- 27. Load Management
- 28. Electric Rate Inclusion
- 29. Cost Analysis
- 30. (C) Copyright 2001

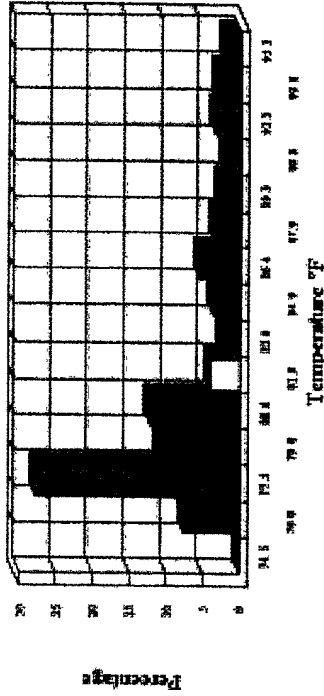
USER: anthony



Line1



Area 1



CUSTOMER: Penn Plaza

LOCATION: 9th Floor - 9th Electrical Closet

EQUIPMENT: LP-2-8

ITEM: Circuit Breaker M-20 Amp.

1000 mV

AMP READING:

M4

9.8

DATE: July 15th, 1999

TEMP: 93.3

PROBABILISTIC

Lowest connection, oxidation

PRIORITY

FACTOR

I

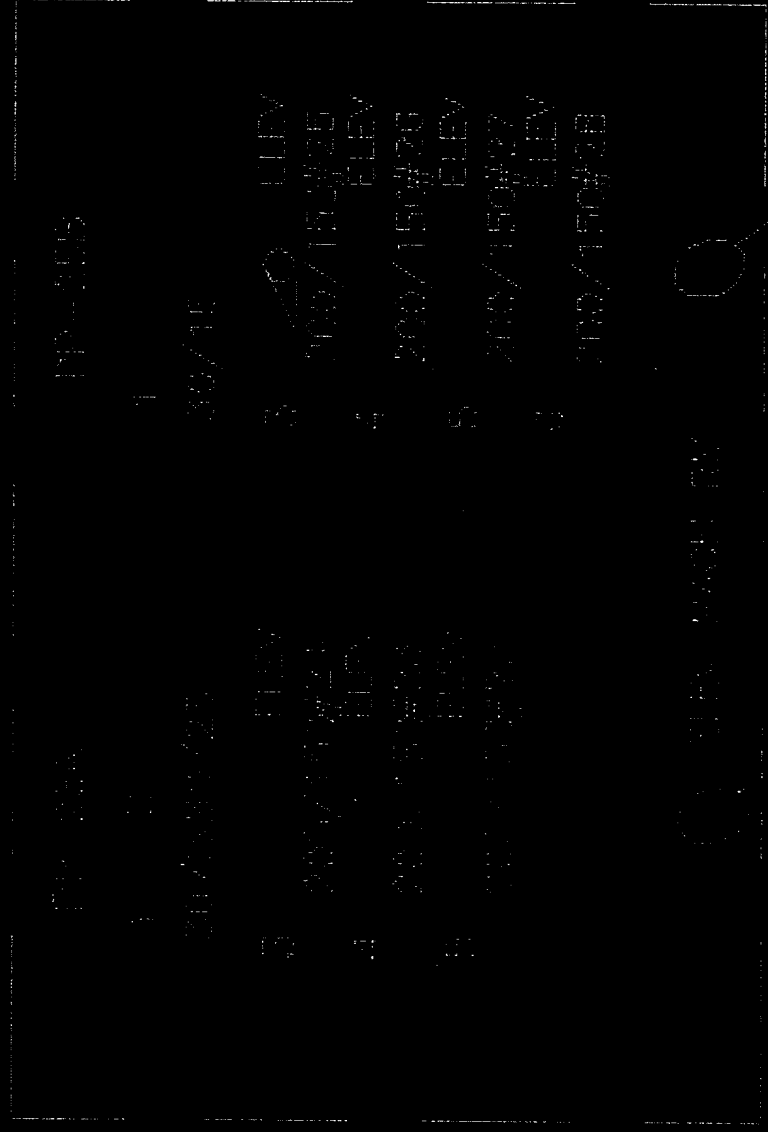
Fig. 20

- Demo Properties
- Building A
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Review Profile
 - Power Time HVAC
 - PLP Profile
 - BIR
- Building B
 - Load Management
 - Power Grid Identification
 - Building Services
- Demo Portfolio
- Issues
- (R) (b) (7) (F) 2001

FIG. 31

USER: demo
Export All
Compare All

26th



25th

Realty Trust

- ☐ NY
- ☐ Penn Plaza
- ☐ Park Avenue
- ☐ Broadway
- ☐ Broad Street
- ☐ Madison Avenue
- ☐ UN Plaza
- ☐ Penn Plaza
- ☐ Broadway
- ☐ Penn Plaza
- ☐ Third Avenue
- ☐ Park Avenue
- ☐ Portfolio

☐ Load Management
☐ Electric Rent Inclusion
☒ Cost Analysis

(c) Genergy 2001

261

Fig. 33

USER: anthony

Building / 1000 / 1015

Year 1 Year 2

2000 2001

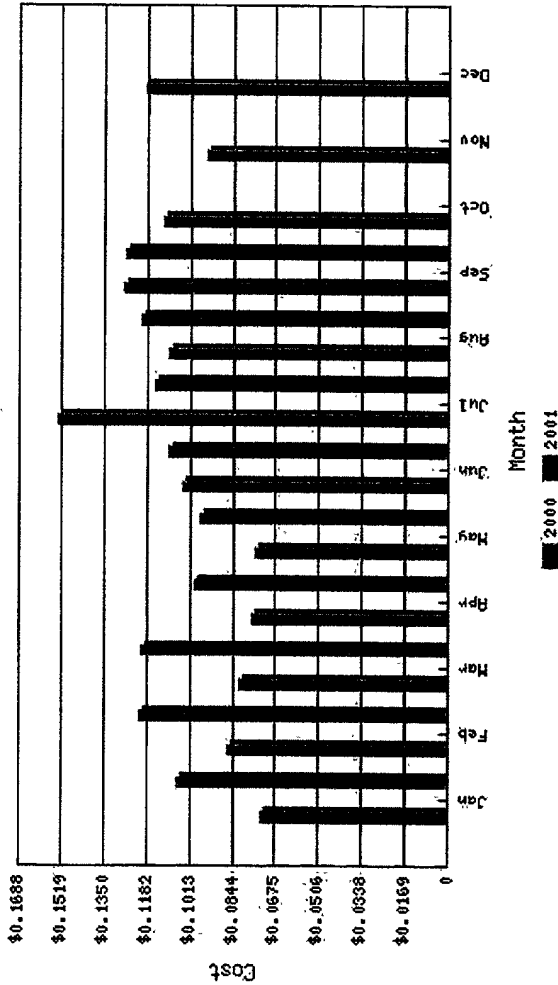
Penn Plaza

Unit Cost KWH

View

Penn Plaza
New York NY 10119

Bill



Realty Trust

- ☐ NY
- ☒ Penn Plaza
- ☒ Park Avenue
- ☒ Broadway
- ☒ Broad Street
- ☒ Madison Avenue
- ☒ UN Plaza
- ☒ Penn Plaza
- ☒ Broadway
- ☒ Penn Plaza
- ☒ Third Avenue
- ☒ Park Avenue
- ☐ Portfolio

Load Management
Electric Rent Inclusion

Cost Analysis

(c) Genergy 2001

— 261

FIG.
34

USER: anthony



1010 1015

Year 1 Year 2

2000 2001

View

1000

Building

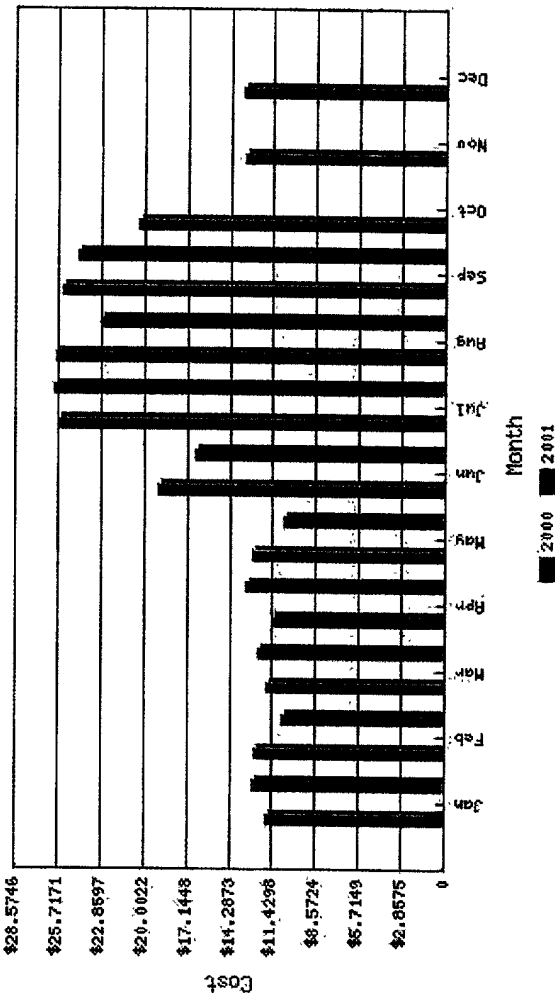
Penn Plaza

1025

Unit Cost KW

Penn Plaza
New York NY 10119

Bill



Really Trust

- ☐ NY
- ☐ Penn Plaza
- ☐ Park Avenue
- ☐ Broadway
- ☐ Broad Street
- ☐ Madison Avenue
- ☐ UN Plaza
- ☐ Penn Plaza
- ☐ Broadway
- ☐ Penn Plaza
- ☐ Third Avenue
- ☐ Park Avenue
- ☐ Portfolio
- ☐ Load Management
- ☐ Electric Rent Inclusion

Cost Analysis

(c) Genergy 2001

Fig. 35

USER: anthony



Building / 1000 / 1010 / 1015

Year 1 Year 2

2000 2001

Penn Plaza

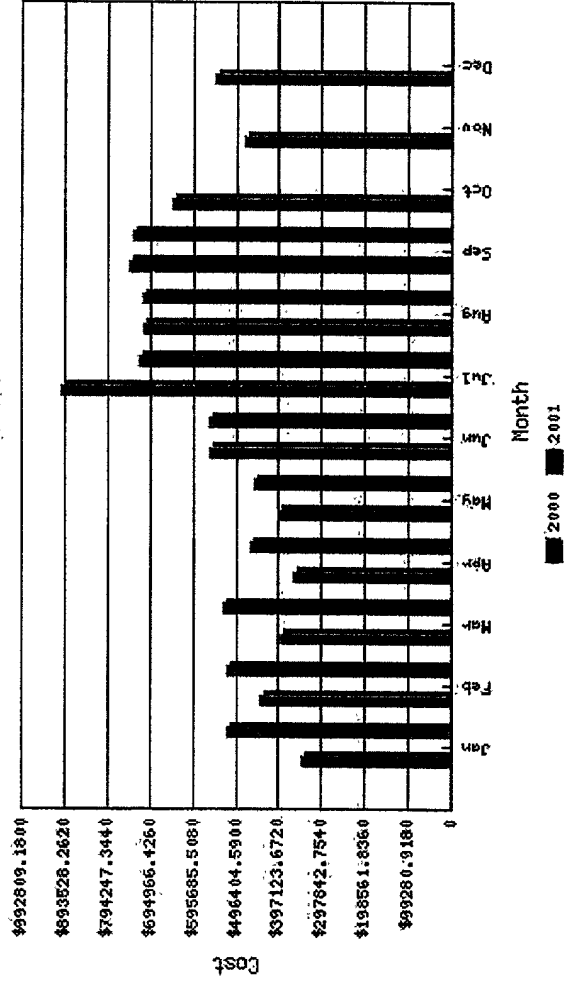
/ 1030

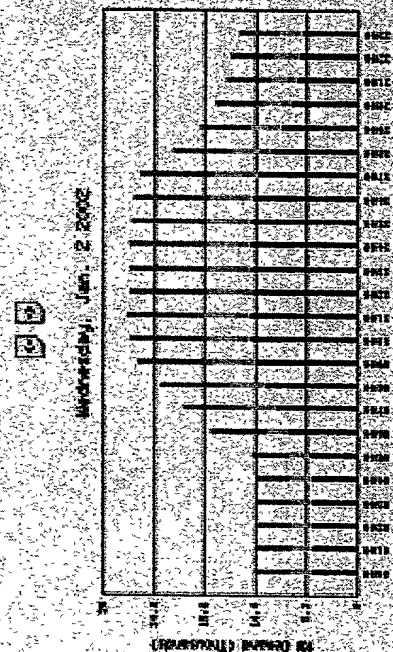
Total Bill Amounts

View

Penn Plaza
New York NY 10119

Bill



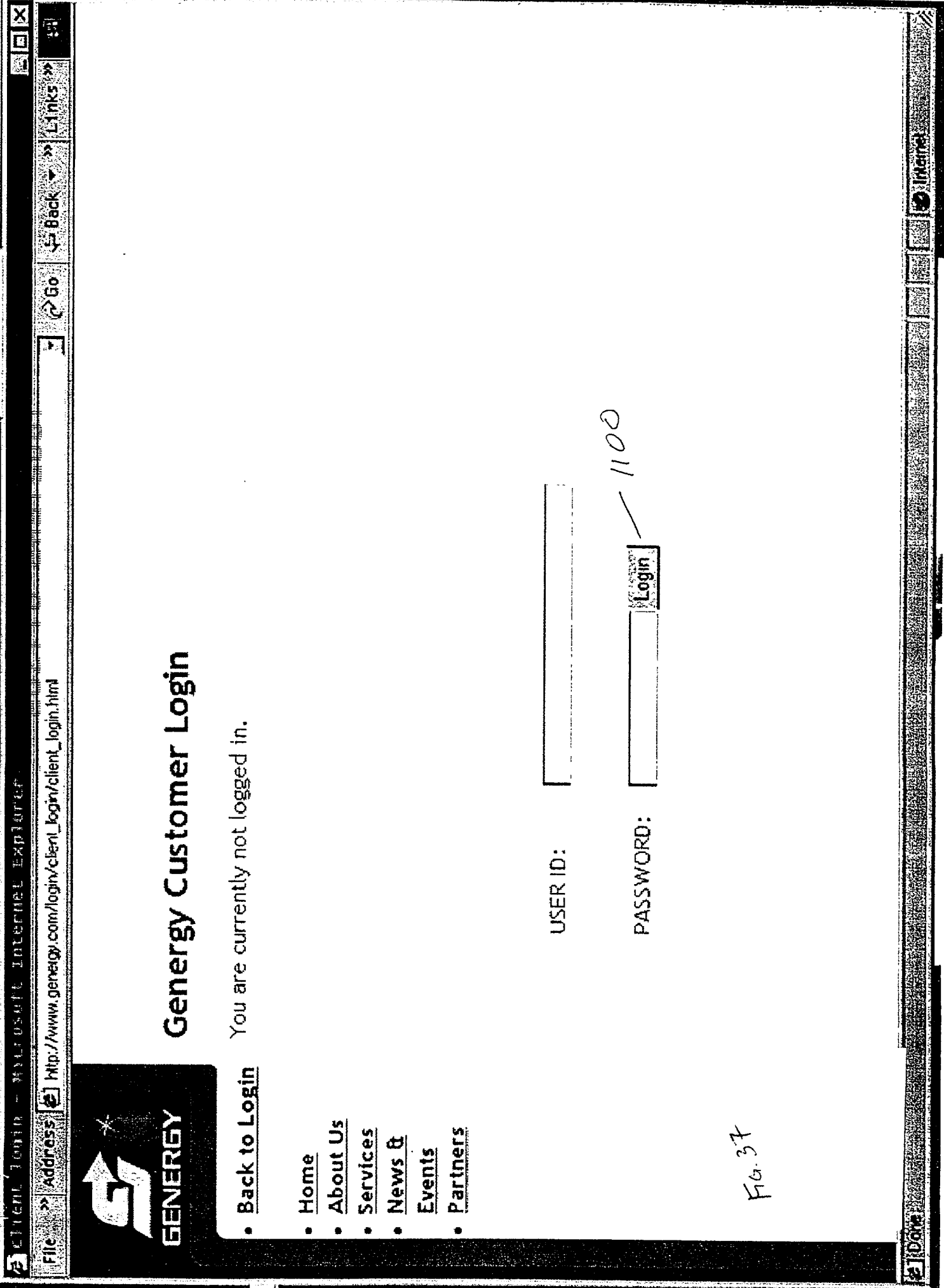
[illegible]

Date	Start Time	End Time	Graph Style
11/27/2002	00:00	23:00	<input checked="" type="radio"/> Line <input type="radio"/> Bar <input type="radio"/> Radar
			Submit

Peak Demand(s), Corresponding Table for January:

LeaseID	Date	Time	KW	RWE
40	Jun 02 2002	1100	23458.0	850330.4

Fig. 36



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USER ID:

PASSWORD:

Login

1100

Fig. 37

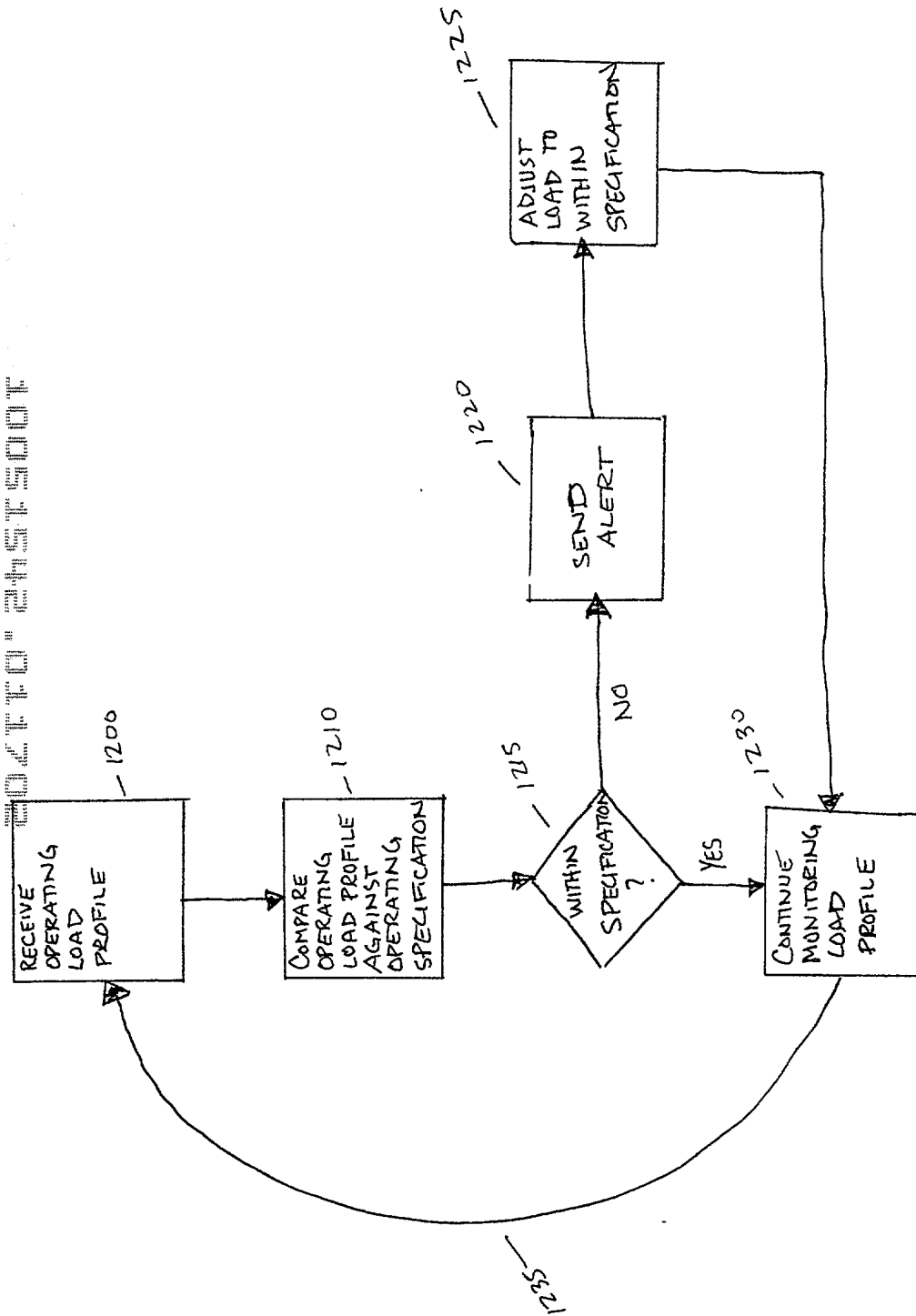


Fig. 38

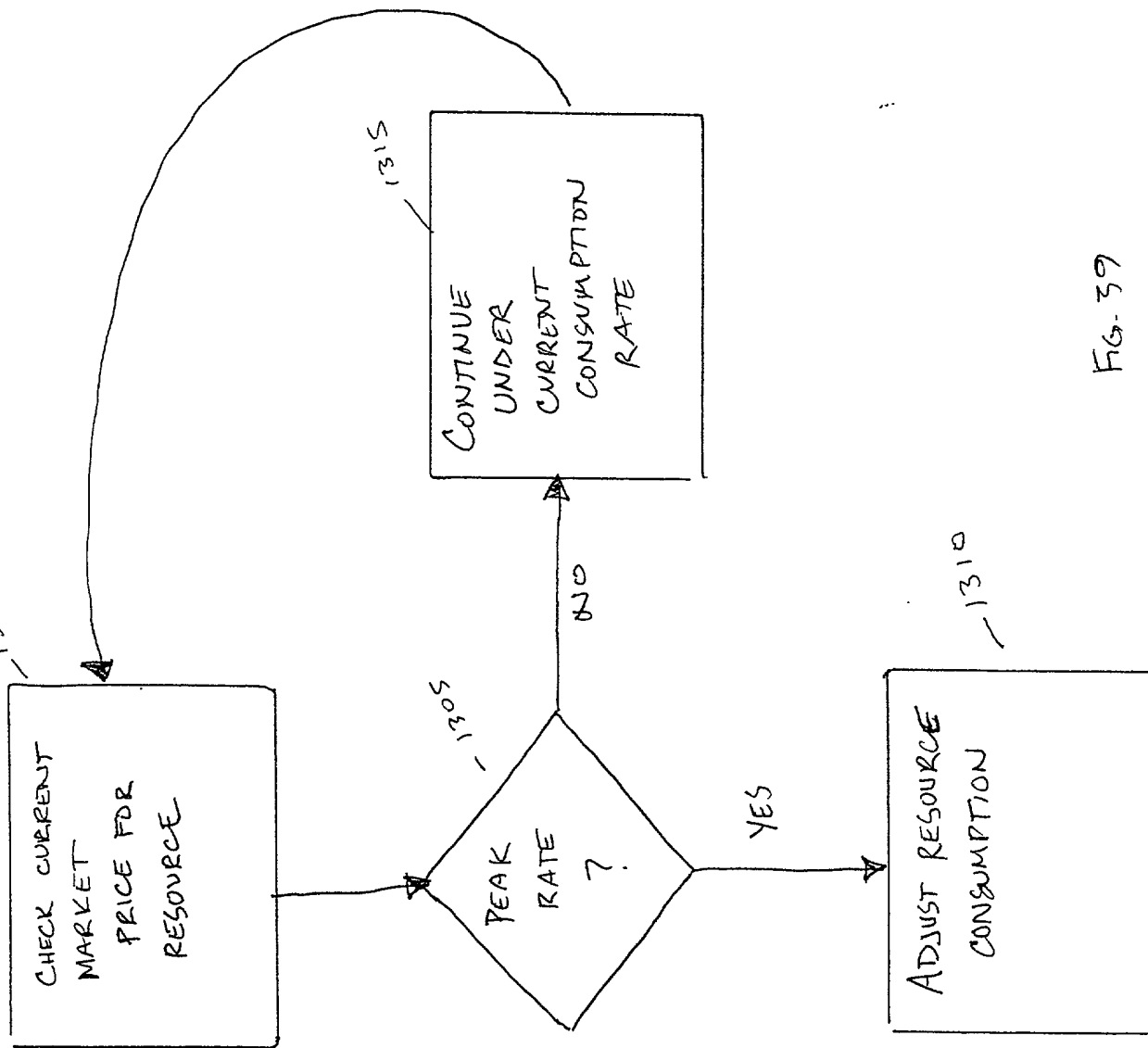


FIG. 39